

172.0

0005

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

719,000 / 719,000

USE VALUE:

719,000 / 719,000

ASSESSED:

719,000 / 719,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
11		KILSYTHE RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HEYNES OLIVER	
Owner 2: CONNOLLY CLARE B	
Owner 3:	

Street 1: 11 KILSYTHE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: LASKOWSKI BRIAN A &amp; LAURA L -

Owner 2: -

Street 1: 11 KILSYTHE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Wood Shingle Exterior and 1773 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4050.000	339,900		379,100	719,000			
Total Card		0.093	339,900		379,100	719,000	Entered Lot Size		
Total Parcel		0.093	339,900		379,100	719,000	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	405.48	/Parcel: 405.4	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	264,900	0	4,050.	379,100	644,000	644,000 Year End Roll
2019	101	FV	215,800	0	4,050.	373,600	589,400	589,400 Year End Roll
2018	101	FV	215,800	0	4,050.	287,000	502,800	502,800 Year End Roll
2017	101	FV	215,800	0	4,050.	270,800	486,600	486,600 Year End Roll
2016	101	FV	215,800	0	4,050.	249,100	464,900	464,900 Year End
2015	101	FV	207,500	0	4,050.	232,800	440,300	440,300 Year End Roll
2014	101	FV	207,500	0	4,050.	214,400	421,900	421,900 Year End Roll
2013	101	FV	207,500	0	4,050.	214,400	421,900	421,900

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LASKOWSKI BRIAN	75052-536	1	7/7/2020		870,000	No	No		
MACDONALD DANIE	71144-122	1	6/12/2018		740,000	No	No		
CAMPO DAVID & M	25840-427		11/22/1995		175,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1498	New Wind	5,890	C				
11/12/1996	585	Manual	1,000				REROOF	

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
4/9/2019	SQ Returned	JO	Jenny O
8/7/2018	Missed Appt.	CC	Chris C
6/22/2018	MEAS&NOTICE	BS	Barbara S
11/13/2008	Measured	345	PATRIOT
11/18/2000	Hearing Chag	264	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>			
Type:	05 - Garrison			Full Bath:	1	Rating:	Very Good												
Sty Ht:	2 - 2 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good												
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:		Rating:													
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good												
Color:	CREAM			A Kits:		Rating:													
View / Desir:				Fpl:	2	Rating:	Average												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	C - Average			<b>CONDOS INFORMATION</b>															
Year Blt:	1961	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:		Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10.	%	No Unit	RMS	BRS	FL								
Prim Int Wall:	2 - Plaster			Functional:			%	1	8	4	M								
Sec Int Wall:		%		Economic:			%												
Partition:	T - Typical			Special:			%												
Prim Floors:	3 - Hardwood			Override:			%												
Sec Floors:		%		Total:	10.8	%		Totals											
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>								<b>SUB AREA</b>			
Subfloor:				Basic \$ / SQ:	135.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.:	1.35000002														
Electric:	3 - Typical			Const Adj.:	0.99989998														
Insulation:	2 - Typical			Adj \$ / SQ:	182.232														
Int vs Ext:	S			Other Features:	94623														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:	100	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	381061														
% Com Wall:		% Sprinkled:		Depreciation:	41155			Juris. Factor:			Before Depr:	182.23							
				Depreciated Total:	339906			Special Features:	0		Val/Su Net:	159.20							
								Final Total:	339900		Val/Su SzAd:	266.80							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:		<b>IMAGE</b>					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 172.0-0005-0009.0												<b>AssessPro Patriot Properties, Inc</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1 4X8		A	AV	1990	0.00	T	23.2	101							
2	Frame Shed	D	Y	1 8X12		A	AV	2003	0.00	T	12.8	101							
More: N	Total Yard Items:			Total Special Features:			Total:												